



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING SERVICES
DIVISION**

Paul Thompson, Deputy Director
Planning Services Division

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY, APRIL 21, 2011

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR

9:00 A.M.
AF

Denied with
Prejudice

CONDITIONAL USE PERMIT MODIFICATION (PCPM 20100373)
ROBERTS
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 1 (DURAN)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Katherine Roberts for approval of a Conditional Use Permit Modification to modify the rear setback requirement of 10 feet from golf course easement to zero feet from golf course easement, and the side setback requirement of five feet from property boundary to one-foot ten-inches from property boundary in order to permit an existing outdoor kitchen structure. The subject property, Assessor's Parcel Number 029-140-007, comprises approximately 10,823 square feet, is located at 9625 Pinehurst Drive in the Roseville area, and is currently zoned RS-AG-B-20 PD=2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 square feet and a Planned Development of 2 dwelling units per acre). The Zoning Administrator will also consider a finding for Categorical Exemption from CEQA in accordance with Section 18.36.070 (Class 5, Minor alterations in land use limitations) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact is Alex Fisch, who can be reached at (530) 745-3081. (Continued from 1/20/2011)

9:10 A.M. RS Approved	VARIANCE (PVAA 20110052) HUSBANDS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Daniel and Linda Husbands, for a Variance to a side setback requirement for a detached garage to allow a 11-foot setback where typically a 30-foot setback is required. The subject property, Assessor's Parcel Number 037-121-005 comprises 1.15 acres, is located at 3873 Auburn Folsom Road in the Loomis area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact for the above project Roy Schaefer can be reached at (530) 745-3061.
9:20 A. M. GH Approved	MINOR USE PERMIT MODIFICATION (PMPM 20110100) DRY CREEK BUSINESS PARK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Dry Creek/Hwy 49 LLC for a Modification of a Minor Use Permit (MUP) to allow for automotive repair use to occur within an existing commercial structure. The structure is approximately 20,000 square-feet in size and was constructed in 2005. Most recently occupied by OTD Cyclesports, the structure is now completely vacant. The subject property, Assessor's Parcel Number 076-420-061 comprises approximately 2.1 acres, is located on the north side of Dry Creek Road, approximately 500 feet west of the intersection of SR 49 and Dry Creek Road in the Auburn area, and is currently zoned C3-UP-Dc (Heavy Commercial, combining Use Permit required, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 – Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact for the above project, Gerry Haas, can be reached at (530) 745-3084.
9:30 A.M. LR Approved	MINOR USE PERMIT (PMPC 20100401) BAYSIDE CHURCH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Bayside Church, for a Minor Use Permit to allow for special events to take place throughout the year. The subject property, Assessor's Parcel Numbers 046-090-042 and 048-030-083 comprise 36 acres, are located at 8211 Sierra College Blvd in the Granite Bay area, and are currently zoned F-B-X-20 (Farm, combining a minimum Building Site of 20 acres). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.030 - Class 1 – Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301). The Planning Services Division contact for the above project Leah Rosasco can be reached at (530) 745-3091.
9:40 A.M LR Approved	VARIANCE (PVAA 20110076) FERREIRA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Paul and Laura Ferreira, for a Variance to allow for a front setback of 12 feet from eve of structure to edge of easement where 25 feet from edge of easement is required, and a side setback of six feet from eve of structure to property line where ten feet from property line is required. The subject property, Assessor's Parcel Number 054-153-001 comprises approximately 15,000 square feet, is located at 75 Sylvan Vista Drive in the Auburn area, and are currently zoned RS-B-10 (Residential Single Family, combining minimum Building Site of 10,000 sq ft). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 - Class 5 – Minor alterations in land use limitations - Placer County

	Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Services Division contact for the above project Leah Rosasco can be reached at (530) 745-3091.
ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE	
9:50 A.M. Approved	CERTIFICATE OF COMPLIANCE (PCOC 20110047) BURROUGHS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERTY) County review of the history of Assessor's Parcel Number 051-020-014 and 051-030-001 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 sq ft (or a 1.0 acre min) and are located at 4130 and 4140 Bell Road in the Auburn area.
CONSENT ITEMS	
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20100276) MURPHY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 077-180-010 and 077-180-011 to reconfigure parcels. Subject parcels are zoned RA-B-100 PD=0.44 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and a Planned Development of 0.44 dwelling units per acre) and are located at 1440 and 1480 Cerro Vista Drive in the Applegate area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110019) KINGSWOOD VILLAGE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 111-150-026; 111-150-027; 111-150-028 and 111-150-029 to reconfigure parcels. Subject parcels are zoned PAS- 025 - Kingswood East Residential and are located at the Northeast corner of Highway 267 and commonwealth Drive in the Kings Beach area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20110067) DARRON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOMLES) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 038-032-032 and 038-032-023 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located on Harris Road in the Auburn area.
***** Approved	MINOR BOUNDARY LINE ADJUSTMENT (PMBR20110081) DELLINGER/NEWMAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Minor Boundary Line Adjustment on Assessor's Parcel Number 036-250-032 to reconfigure parcels. Subject parcels is zoned RA-B-X 20 PD=0.44 (Residential Agriculture, combining minimum Building Site of 20 acres and a Planned Development of 0.44 dwelling units per acre) and is located at 4648 Los Posas Way in the Granite Bay area.